

P&Z / BUILDING DEPARTMENT AUGUST 2017 MONTHLY REPORT

P&Z COMMISSION CALLED MEETING AUGUST 7, 2017

Present: Planning and Zoning Commissioners Sarah Murphy, Ken Collins, Toby Spencer, Debi Renfroe, Derryll Anderson and John Reeves.

Staff members present: Director of Community Development Jahnee Prince, City Planner LaShawn Gardiner, Senior Planner Julie Brown.

NEW BUSINESS

1. South Pointe Bible Fellowship, 600 North Glynn Street, Parcel ID Number 053003029. Revised Elevations, File # 17-021. – Motion to Approve – Collins, Second Anderson. *Approved unanimously*

WORK SESSION

2. Consider addition of new text to the City of Fayetteville Code of Ordinances. Chapter 94 Zoning, pertaining to Event Centers and Short Term Rentals. –Ms. Prince gave the P&Z Commission an overview of two issues recently brought to the attention of city staff. The first issue pertains to unregistered event centers. Different options were discussed with the commission and everyone agreed staff would work on a draft ordinance that will be presented at a future date.

The second issue pertains to the increasing popularity of Airbnb in the area. Staff raised the question should Fayetteville consider an ordinance for Short Term Rentals. After much discussion, it was determined staff will ask council for procedural guidance on this issue.

P&Z COMMISSION MEETING AUGUST 22, 2017

Present: Planning and Zoning Commissioners Sarah Murphy, Ken Collins, Toby Spencer, Debi Renfroe, Derryll Anderson and John Reeves.

Staff members present: Director of Community Development Jahnee Prince, City Planner LaShawn Gardiner, Senior Planner Julie Brown.

1. Approval of minutes from July 25, 2017 meeting. – Motion to Approve – Renfroe Second Vice-Chair Collins. For: Renfroe, Collins, Spencer, Anderson. Abstained: Reeves (not present at last meeting). *Motion Carried 4-0-1.*

P&Z / BUILDING DEPARTMENT AUGUST 2017 MONTHLY REPORT

OLD BUSINESS

2. The Shops at Fayetteville, Highway 85 North & Walker Parkway, Parcel ID Numbers 0538-026, 0538-081, 0538-092 & 0538-101. Annexation & Rezoning request to annex four parcels totaling 9.81 acres into the City of Fayetteville and rezone four parcels to C-3 (Highway Commercial). A request for a special exception from Sec. 94-167 of the City of Fayetteville Zoning Ordinance to allow restaurants with drive-thru windows on the following parcels: 0538 026, 0538 081, 0538 092, and 0538 101. Also, a request for a variance from Sec. 42-71 of the City of Fayetteville Zoning Ordinance to reduce the required highway buffer from 50 feet to 25 feet. File #17-008 –**Application withdrawn**

NEW BUSINESS

3. Hearthside Lafayette, 105 Meeting Place Drive, Parcel ID Number 0523-023. Development Plans to construct 125 senior apartments. A variance request from the City of Fayetteville Zoning Ordinance Sec. 94-172 subsection 2.3 to increase the maximum front yard setback allowed, and Sec. 94-193(2) to allow parking in front of a building or structure in the Main Street Historic District. File #17-019

– Motion to *Approve* front yard setback variance– Vice-Chair Collins, Second Renfroe. *Approved unanimously.*

-Motion to *Approve* parking variance– Vice- Chair Collins, Second Anderson. *Approved unanimously.*

-Motion to *Approve* development plans with condition the applicant submit revised plans to staff with the noted corrections for approval– Vice- Chair Collins, Second Anderson. *Approved unanimously*

4. Prime B&B, 200 North Jeff Davis Drive, Parcel ID Number 0523-01056. Rezoning request for 0.69 acres from R-30 (Single Family Residential) to O&I (Office and Institutional) to convert an existing home into a bed & breakfast. A Special Exception request from the City of Fayetteville Zoning Ordinance Sec. 94-163 (12) to allow a bed & breakfast in an O&I zoning district. File # 17-020 -Motion to *Approve* Rezoning and Special Exception request with the following conditions.

1. Installation of a five-feet wide sidewalk in front of the structure (or widening of the existing sidewalk)
2. Submit site development plans and elevations for all structures to the Planning and Zoning Commission for review and approval.
3. Submit landscape and lighting plan to the Planning and Zoning Commission for review and approval. Motion-Vice- Chair Collins, Second Anderson. *Approved unanimously.*

5. Pinewood Forrest, 395 Veterans Parkway, Parcel ID Number 052300123. Preliminary Plat. File # 17-023– Motion to *Approve* Preliminary Plat with condition the applicant submit plans for the central mail kiosk station with the Village Square development plans to the Planning and Zoning Commission for review and approval. Motion-Vice-Chair Collins, Second Renfroe. *Approved unanimously.*

P&Z / BUILDING DEPARTMENT AUGUST 2017 MONTHLY REPORT

WORK SESSION ITEMS

6. The Southern Federal Credit Union, 430 E. Lanier Avenue, Parcel ID Number 052401004. Development Plans to construct a 5,442 square feet carriage house/ accessory building. File # 17-022- Ms. Gardiner reported on the receipt of development plans to construct a 5,442 square feet carriage house/ accessory building. The Planning & Zoning Commission was given the opportunity to ask questions of the applicant and render comments.

P&Z COMMISSION CALLED MEETING AUGUST 29, 2017

Present: Planning and Zoning Commissioners Sarah Murphy, Ken Collins, Debi Renfroe, Derryll Anderson and John Reeves. Absent: Toby Spencer

Staff members present: Director of Community Development Jahnee Prince, Senior Planner Julie Brown.

NEW BUSINESS

1. Fayette County Development Authority, Highway 54 & Veterans Parkway, Parcel ID Numbers 07-04-008, 07-04-035, 07-04-037, and 07-05-002 (approximately 246 acres). Rezoning Request from R-70 (Single Family Residential) to BP (Business Park). File # 17-025- *Motion to make favorable recommendation to Mayor and Council – Collins, Second Anderson. **Approved unanimously***

2. Fayette County Development Authority, 157 Tyrone Road, Parcel ID Numbers 07-13-021 (approximately 21.6 acres). Annexation and Rezoning Request from R-70 (Single Family Residential- County) to BP (Business Park) File # 17-026- *Motion to make favorable recommendation to Mayor and Council – Collins, Second Anderson. **Approved unanimously***

3. Annual Update of the City of Fayetteville Zoning Map. - *Motion to Approve – Collins, Second Anderson. For: Collins, Anderson, and Reeves Abstained: Renfroe (late arrival) **Motion Carried 3-0-1***

WORK SESSION ITEMS

4. None

P&Z / BUILDING DEPARTMENT AUGUST 2017 MONTHLY REPORT

STAFF REPORTS

5. 2017-2037 Comprehensive Plan Update- Ms. Prince updated the Planning and Zoning Commission on the 2017-2037 Comprehensive Plan. Ms. Prince reported the plan was approved by the Atlanta Regional Commission, and is scheduled for adoption by Mayor and Council on September 7, 2017.

ART & ARCHITECTURAL ADVISORY COMMITTEE ACTIVITY AUGUST 24, 2017

Present: Derryll Anderson, Gregg Aiken, and Tony Haponski

1. **Uniquely Gifted— Approved with the recommendation**
105 A South Glynn Street
Sign Review:
Committee Recommendation:
Consider a lighter color for the background material and a thicker 2-inch border in a lighter color. The sign should pop and/or get the attention of pedestrians and motorists when passing by.
2. **Southern Federal Credit Union-A- Approved as presented**
435 E. Lanier Avenue
Building Elevations- Carriage House/ accessory building
3. **Downtown Hotel- Denied**
139 N. Glynn Street
Building Elevations- Downtown Hotel
Committee Comments:
Submit renderings of a building that has a more traditional look that includes awnings, and is more in keeping with the building of influence. The building as presented looks boring and generic.

P&Z / BUILDING DEPARTMENT AUGUST 2017 MONTHLY REPORT

	RETAIL	INDUSTRIAL	OFFICE
3 rd Q 2016	6.50%	5.00%	10.04%
4 th Q 2016	6.50%	5.00%	10.04%
1 st Q 2017	6.50%	7.00%	9.70%
2 nd Q 2017	5.92%	7.00%	9.32%

Overall Vacancy Rate = **6.88%**

Projects Reviewed by the Planning and Zoning Commission			
Project Type	August 2017	2017 YTD Total	2016 YTD Total
Annexation and Rezoning	1	2	1
Rezoning	2	4	4
Preliminary Plat	1	1	2
Site Development Plan	1	2	10
Elevation Plan	1	4	2
Variance	1	3	4
Special Exception	1	5	4
Amendment to the Zoning Ordinance	0	0	1
Amendments to other ordinances or Bylaws	0	2	2
Comprehensive Plan Text or Future Land Use Map Update	0	1	1
Totals	8	24	31

P&Z / BUILDING DEPARTMENT AUGUST 2017 MONTHLY REPORT

BUILDING PERMIT ACTIVITY REPORT AUGUST 2017

FEES COLLECTED				
		THIS MONTH	YEAR TO DATE 2017	YEAR TO DATE 2016
128	Permits/Inspection Fees	\$25,148.45	\$174,723.94	\$255,806.00
1	Impact Fees	\$1,623.72	\$95,856.28	\$215,727.05
129	TOTALS	\$26,772.17	\$270,580.22	\$471,533.05

NEW RESIDENTIAL ACTIVITY			
	Aug-2017	YEAR TO DATE 2017	YEAR TO DATE 2016
New Single Family Permits Issued	3	36	39
Single Family CO's Issued	1	19	27

FORECLOSURE STATISTICS

2011		
	Total	Avg
Listed	315	26.3
Actual	109	9.08

2012		
	Total	Avg
Listed	233	19.4
Actual	74	6.17

2013		
	Total	Avg
Listed	149	12.4
Actual	48	4

2014		
	Total	Avg
Listed	70	5.83
Actual	33	2.75

2015		
	Total	Avg
Listed	77	6.42
Actual	40	3.33

2016		
	Total	Avg
Listed	29	2.42
Actual	7	0.58

CITY OF FAYETTEVILLE FORECLOSURE 2017														
	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	Avg.
Listed	2	6	2	0	2	2	0	3					17	2.13
Actual	3	0	0	2	3	1	1	0					10	1.25

P&Z / BUILDING DEPARTMENT AUGUST 2017 MONTHLY REPORT

SUBDIVISION LOTS PERMIT STATUS 2000 - 8/31/2017

SUBDIVISION	DATE OF PLAT APPROVAL	NUMBER OF LOTS APPROVED	NUMBER OF LOTS PERMITTED	NUMBER OF LOTS LEFT
Stonebriar West Phase II	March 1998	45	37	8
The Villages at Lafayette	January 2002	173	106	67
Sheffield Estates	September 2002	92	92	0
Bates Avenue Tract	January 2003	19	19	0
Farrer Woods	June 2003	51	42	9
Legends at Redwine	July 2003	35	35	0
Sutherland Farms	November 2003	46	46	0
Clifton Lakes	December 2003	30	29	1
Heaton Lakes	February 2004	31	31	0
Summit Point	March 2004	50	50	0
Bellemeade	May 2004	88	88	0
Brookview Estates	July 2004	38	38	0
Sparrows Cove	November 2004	18	18	0
Emory Springs	November 2004	71	71	0
Dickson Springs	August 2005	49	48	1
Pye Lake Estates	October 2005	12	12	0
Grove Park	March 2006	60	60	0
Logan Park	May 2006	48	48	0
Pinewood Forrest PH1B U1	March 2017	43	19	24
Oakleigh Manor	October 2016	77	19	58
TOTAL	TOTALS	1076	908	168

2 Single family permits issued in Pinewood Forrest Phase 1 B Unit 1
1 Single family permit issued in Oakleigh Manor